

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

July 15, 2003
Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Ralph Mehringer – District Mayor
Vacant – District 2	Jody Sherrill – District 7
Vacant – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff briefing on zoning to update on action taken by the Planning Commission on an amendment to the Unified Development Code pertaining to rezoning consistency with the City's Master Plan and the process for amending the Master Plan and zoning case recommendations and other items for consideration on agenda for July 15, 2003, at 11:00 A.M. Tobin Room, 1901 S. Alamo, Development Business Service Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of June 3 and June 17, 2003 minutes.
7. Z2003100 Bitterblue, Inc., 4150 De Zavala Road. (*City Council 8*)
8. Z2003101 C S J. Allen Family Partner, Ltd., Lockhill Selma Road. (*City Council 8*)
9. Z2003051 A City of San Antonio, Market and Nueva to the north, IH 37 on the east, Durango to the south and I35 to the west. (*City Council 1*)
10. Z2003125 C City of San Antonio, Culebra Street to the north, San Joaquin to the east, Commerce Street to the south and 36th Street and Esmeralda to the west. (*City Council 5*)
11. Z2003039 Roy Horn, III, 11216 Bandera Road. (*City Council 8*)
12. Z2003089 Earl & Brown, P. C., Huebner Road and Southwell Road. (*City Council 8*)

13. Z2003090 Earl & Brown, P. C., North of Huebner Road, South of Prue Road and west of the proposed New Prue Road. (*City Council 8*)
14. Z2003111 C Earl & Brown, P. C., 10100 Block of Southwell Road. (*City Council 8*)
15. Z2003106 Chuck Christian, 212 McLane Street. (*City Council 1*)
16. Z2003099 Bitterblue, Inc., West Hutchins Place. (*City Council 4*)
17. Z2003104 D. Scott Dye, P. E., East side of Anacacho Road between Edgemont and Hereford Streets. (*City Council 10*)
18. Z2003107 Gene S. Rodriguez, 3505 Pleasanton Road. (*City Council 3*)
19. Z2003108 Alejandro & Olga Gonzalez, 1536 Kayton. (*City Council 3*)
20. Z2003109 Maria E. Crabtree, 7504 Green Glen Drive. (*City Council 8*)
21. Z2003110 Charles J. Wilson, 319 Sinclair Road. (*City Council 2*)
22. Z2003112 Sage Western Company, 12971 Judson Road. (*City Council 10*)
23. Z2003113 Gabriel Velasquez, 3840 Nogalitos Street. (*City Council 5*)
24. Z2003114 Ana Lucila Palacios, 1315 Northwest 24th Street. (*City Council 5*)
25. Z2003116 Haydn Cutler Company, 1125 West Hildebrand Avenue. (*City Council 1*)
26. Z2003117 James Calvert, 422 Pershing Avenue. (*City Council 2*)
27. Z2003118 S Tracy Tommack, DVM, 2250 Thousand Oaks. (*City Council 9*)
28. Z2003119 Medallion, Ltd., 18820 Block of Culebra Road. (*City Council 6*)
29. Z2003120 City of San Antonio, Historic Preservation Office, 9501 – 9505 Perrin Beitel Road. (*City Council 10*)
30. Z2003121 City of San Antonio, Historic Preservation Office, 4101 Swan’s Landing. (*City Council 10*)
31. Z2003122 Maverick Oil Co., Inc., Eastside of Naco-Perrin Boulevard. (*City Council 10*)
32. Z2003123 Kim McCarthy, 20215 Tejas Trail West. (*City Council 8*)
33. Z2003124 Oscar Garcia, Jr., 9865 Potranco Road. (*City Council 6*)
34. Z2003126 C City of San Antonio, 6400 Block of Hausman Road. (*City Council 8*)

35. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
36. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO: Z2003039

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Continued from April 1st, 2003 and May 6th, 2003

Council District: 8

Ferguson Map: 547 B-3

Applicant Name:

Roy Horn, III

Owner Name:

Barry Morris

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lots 1 and 2, NCB 18009, and P-9, NCB 14614

11216 Bandera Road

On the north side of Bandera Road southeast of Brae Ridge Drive

Proposal: To allow commercial development, such as a restaurant

Neigh. Assoc. None

Neigh. Plan None

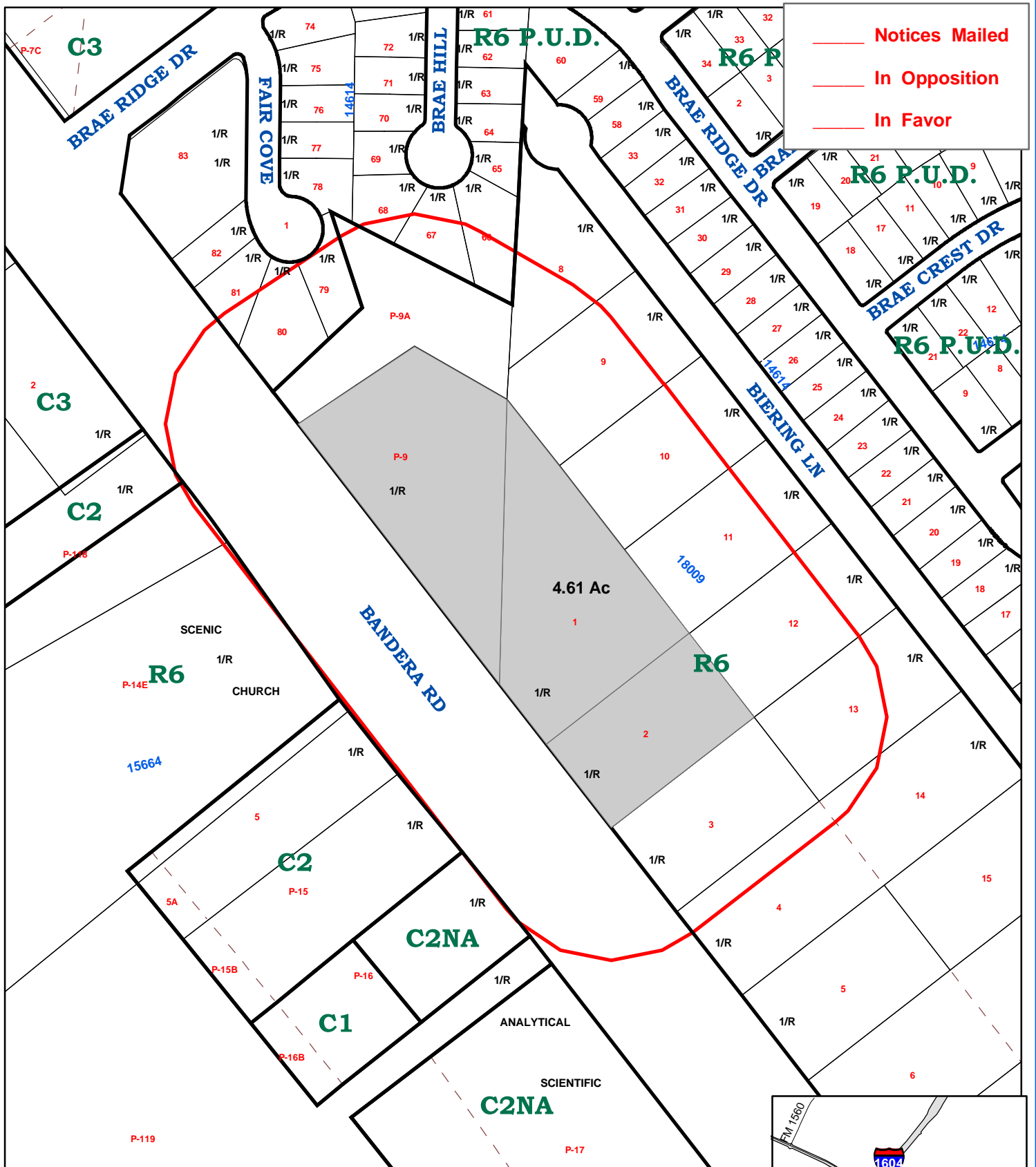
TIA Statement: A Level One Traffic Impact Analysis was provided for the subject property. The TIA concluded: " The traffic analysis shows no detrimental impact on the existing traffic flow as a result of this re-zone."

Staff Recommendation:

Denial.

The subject lots are completely surrounded by residential zoning and existing residences. Two well established residential neighborhoods extend to the north and east. Approval of the requested "C-2" classification would essentially create an island of commercial zoning in the middle of a large residential district. This proposed "C-2" would have ill effects on adjacent residential uses and zoning, and would continue the strip commercialization of Bandera Road. Plenty of existing commercially-zoned property is already located at the intersection of Bandera Road and Loop 1604. The commercial node of Bandera Road and Loop 1604 should not extend this far southeast.

CASE MANAGER : Chris Looney 207-5889



ZONING CASE: **Z2003-039**

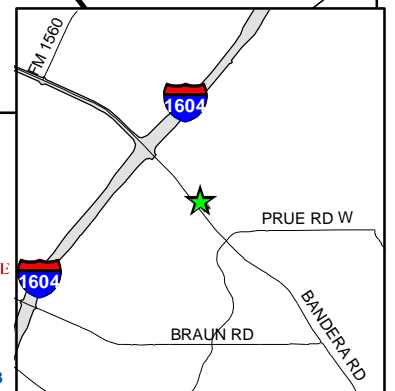
City Council District NO. 8
 Requested Zoning Change
 From: "R-6" To "C-2"
 Date: JULY 15, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification

T-16
 p.547
 B-3



C:\MAR_18_2003



CASE NO: Z2003051 A

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 1

Ferguson Map: 616 D6

Applicant Name:

City of San Antonio

Owner Name:

Multiple Property Owners

Zoning Request: From I-1, C-2, MF-33, H, HS, HE RIO 3 to "D" Downtown District, H, HS, HE RIO 3.

Property Location:

An area generally bounded by Market and Nueva to the north, I.H. 37 on the east, Durango to the south and I-35 to the west

An area generally bounded by Market and Nueva to the north, I.H. 37 on the east, Durango to the south and I-35 to the west

Proposal: It is the goal of the City to rezone those properties that are incompatible with the current zoning.

Neigh. Assoc. King William, Arsenal, Lavaca Neighborhood Association and Downtown Residents Association

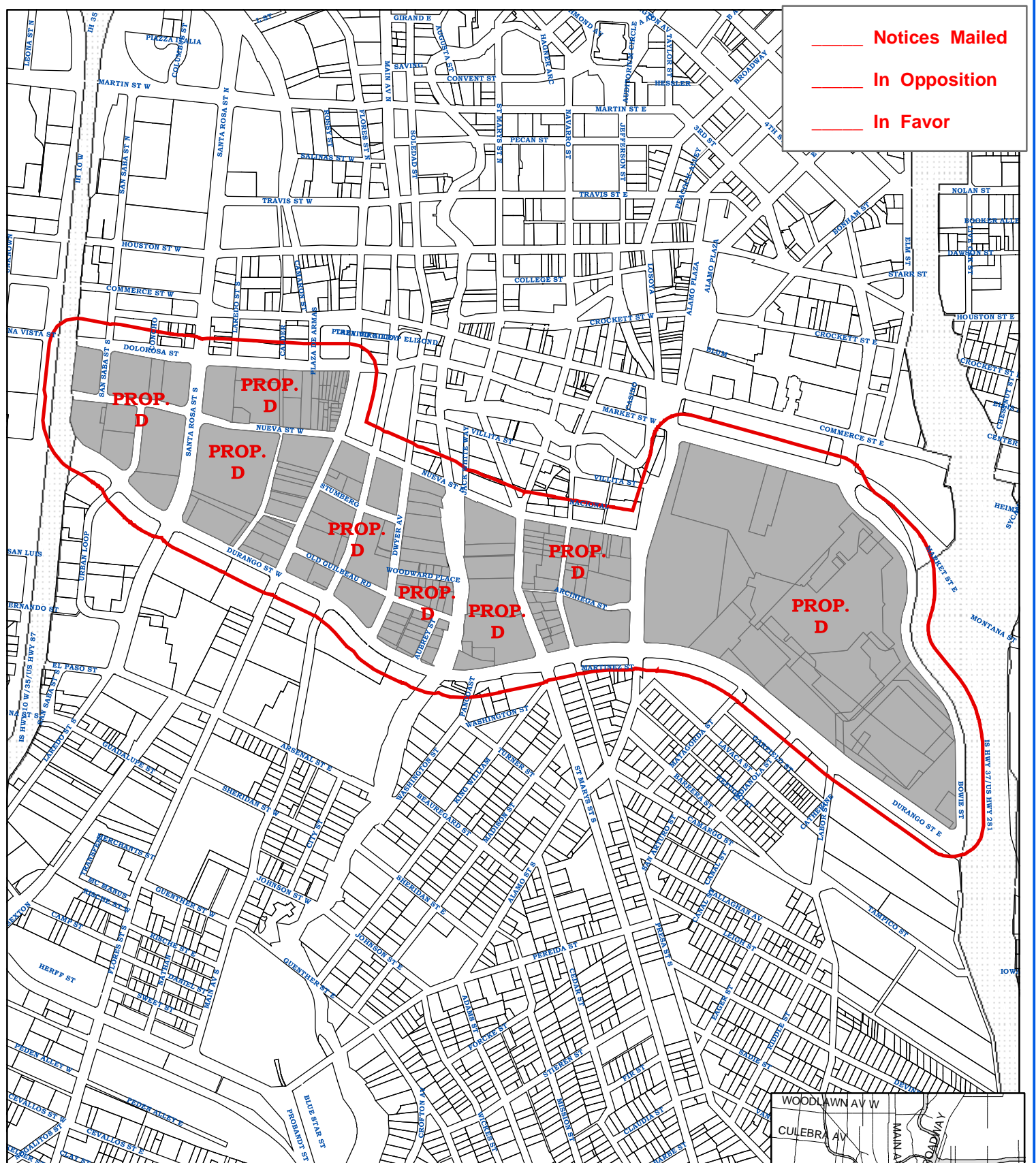
Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. This rezoning is consistent with the Downtown Neighborhood Plan. It is the goal of the City to rezone those properties that are incompatible with the current zoning. When the 2001 Unified Development Code was adopted many sections of the downtown area that were previously zoned "I" Business District under the 1938 code were converted to "I-1" Industrial District. As a result, many of the uses in the area were zoned in appropriately. In order to alleviate this situation it is important that this area be rezoned to the "D" Downtown District, a zoning classification designed to accommodate traditional downtown type uses. The "D" zoning is similar to the 1938 "I" Business District.

CASE MANAGER : Richard Ramirez 207-5018



ZONING CASE: Z2003-051 A

City Council Change NO. 1
 Requested Zoning Change
 From: Existing base zoning to D Downtown
 Date: JULY 1, 2003
 Scale: 1" = 1000'

Subject Property

200' Notification

T-17.22
 p.616
 F-5



C:\JUL_1_2003



CASE NO: Z2003089

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003 Continuanace from May 20, 2003, June 3, 2003 and June 17, 2003
Council District: 8
Ferguson Map: 548 E-5
Applicant Name: **Owner Name:**
Earl & Brown, P.C. Judith N. Morton; Contact: Sam Parnes

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: 12.07 acres of land out of Block 5, NCB 14705
Huebner Road and Southwell Road
Northeast corner of Huebner Road and Southwell Road, having 911.51 feet on Huebner Road and 687.42 feet on Southwell Road.

Proposal: So the owner may market the property for all uses allowed under "C-2" Commercial District

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval of the requested "C-2" Commercial District for Parcel 63 and Parcel 64. Denial of the requested "C-2" Commercial District for Lot 12, Lot 13, Lot 14 and Lot 15. The land use goals outlined in the Oakland Estates Neighborhood Plan indicate a desire to retain the existing zoning. The Oakland Estates Neighborhood Plan, however, does support commercial zoning along Huebner Road.(See attached letter from Neighborhood and Urban Design Division)

CASE MANAGER : Pedro G. Vega 207-7980

CASE NO: Z2003090

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003
Council District: 8
Ferguson Map: 548 E-4
Applicant Name: Earl & Brown, P.C.
Owner Name: Judith N. Morton; Contact: Sam Parnes
Continuance from May 20, 2003, June 3, 2003 and June 15, 2003

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District (22.44 acres) and "C-3R" Commercial District, Restrictive Alcoholic Sales (3.47 acres).

Property Location: 25.91 acres of land out of Block 2, NCB 14864
North of Huebner Road., south of Prue Road and west of the proposed New Prue Road
Between Huebner Road and Prue Road, having 429.17 feet on Huebner Road and 738.48 feet on Prue Road.

Proposal: So that the owner may market the individual parcels for all uses included under each requested zoning classification.

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval of the requested "C-3R" Commercial District, Restrictive Alcoholic Sales (3.47 acres). Denial of the requested "C-2" Commercial District (22.44 acres) and Approval of "C-2 NA" Commercial Non-Alcoholic Sales District (22.44 acres). The land use goals outlined in the Oakland Estates Neighborhood Plan indicate a desire to retain the existing zoning. The Oakland Estates Neighborhood Plan, however, does support commercial zoning along Huebner Road. (See attached letter from Neighborhood and Urban Design Division)

CASE MANAGER : Pedro G. Vega 207-7980

CASE NO: Z2003099

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 4

Ferguson Map: 681 E2

Applicant Name:

Bitterblue Inc.

Owner Name:

Barrett, Thurman Sr.and Jr.

Zoning Request: From "R-5" Residential Single-Family District and "R-6" Residential Single-Family District to "RM-5" Residential Mixed District.

Property Location: 70.82 acre tract of land out of NCB 11186

West Hutchins Place (extension)

South side of the extension of West Hutchins Place 140 feet west of Marek Street

Proposal: The Hispanic Baptist Theological School located on the northwest side of Interstate Highway 35 South is proposing to move their campus to the property under consideration

Neigh. Assoc. Patton Tareyton Tempo Neighborhood Association and South Southwest Neighborhood Association

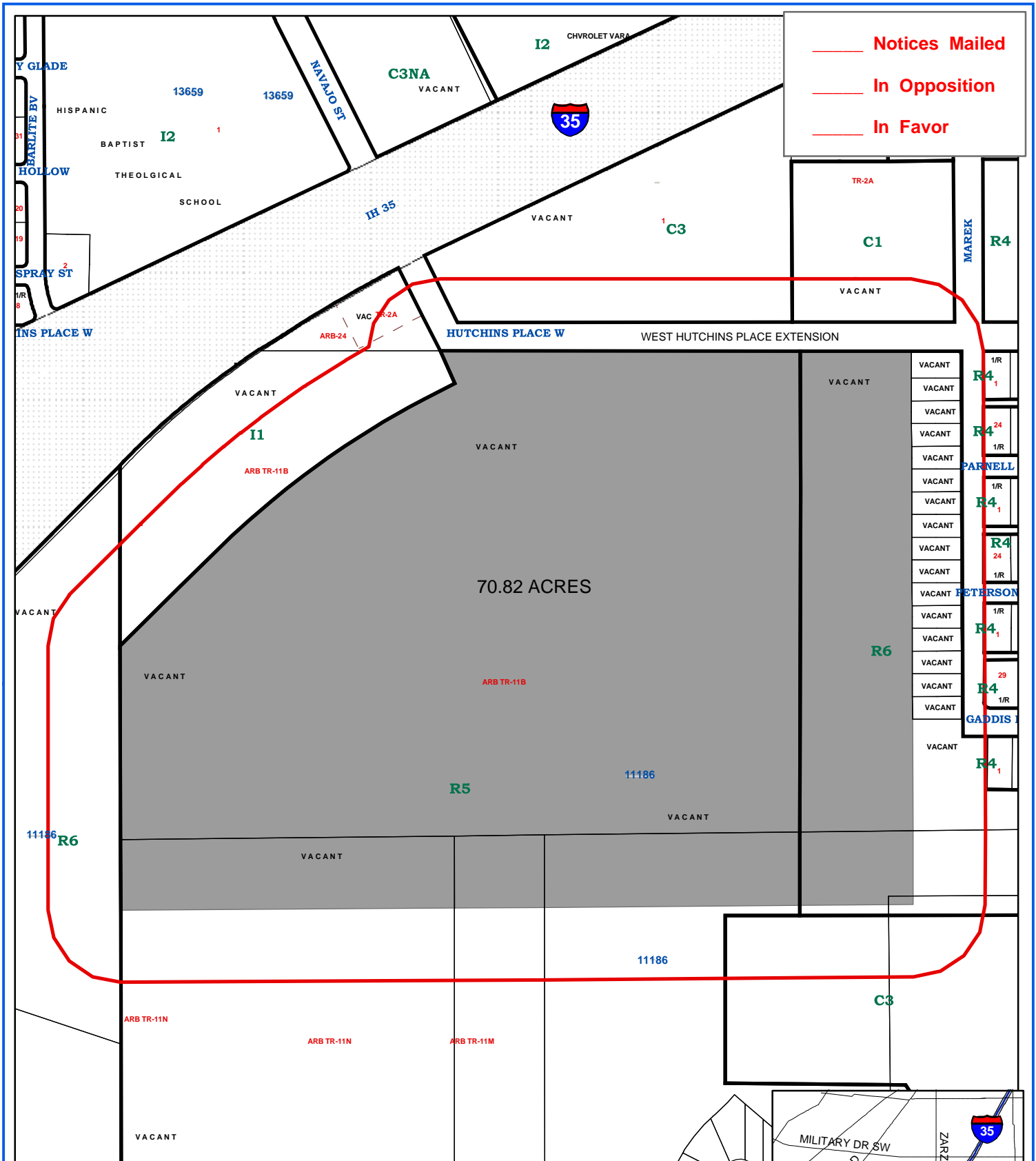
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The 70.82 acre tract of land is vacant and adjacent to "R-5" Residential Single-Family District to the south, "R-6" Residential Single-Family District to the east and west, "C-1" Commercial District and "C-3" Commercial District across West Hutchins Place (extension) to the north and "I-1" General Industrial District to the northwest. The "RM-5" Residential Mixed District would be an appropriate zoning classification and transition for the 70.82 acre tract. The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community.

CASE MANAGER : Pedro G. Vega 207-7980



_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: **Z2003-099**

City Council District NO. 4
 Requested Zoning Change
 From: "R-5 and R-6" To "RM-5"
 Date: JULY 15, 2003
 Scale: 1" = 400'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

T-10
 p.568
 C-5



C:\JUNE 3, 2003



CASE NO: Z2003100

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 8

Ferguson Map: 515 B-7

Applicant Name:

Bitterblue, Inc.

Owner Name:

Rogers Shavano Ranch, LTD

Zoning Request: From "R-6 ERZD PUD" Residential Single-Family Edwards Recharge Zone District, Planned Unit Development and "C-3 ERZD" Commercial Edwards Recharge Zone District to "RM-5 ERZD" Residential Mixed Edwards Recharge Zone District.

Property Location: 13.3 acre tract out of NCB 17627

4150 De Zavala Road

Proposal: To construct and operate a private Lutheran High School

Neigh. Assoc. Woods of Shavano Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval.

Subject property is vacant land that abuts residential zoning to the west. There is "C-3 ERZD zoning abutting subject property to the east. The requested "RM-5 ERZD" zoning would be an excellent transition between the aforementioned abutting zoning districts.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

CASE NO: Z2003101C S

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 8

Ferguson Map: 515 B7

Applicant Name:

J. Allen Family Partner, Ltd.

Owner Name:

Rogers Shavano Ranch, Ltd.

Zoning Request: From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 NA ERZD C S" Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for an mini-storage facility with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres.

Property Location: Being 5.6 acres of land out of NCB 17627

Old Lockhill-Selma Road (not open for public access)

Westside of Old Lockhill-Selma Road, 700 feet north of the intersection of Lockhill-Selma Road and Old Lockhill-Selma Road (not open for public access)

Proposal: Mini-storage facility exceeding 2.5 acres

Neigh. Assoc. Shavano Heights Neighborhood Association

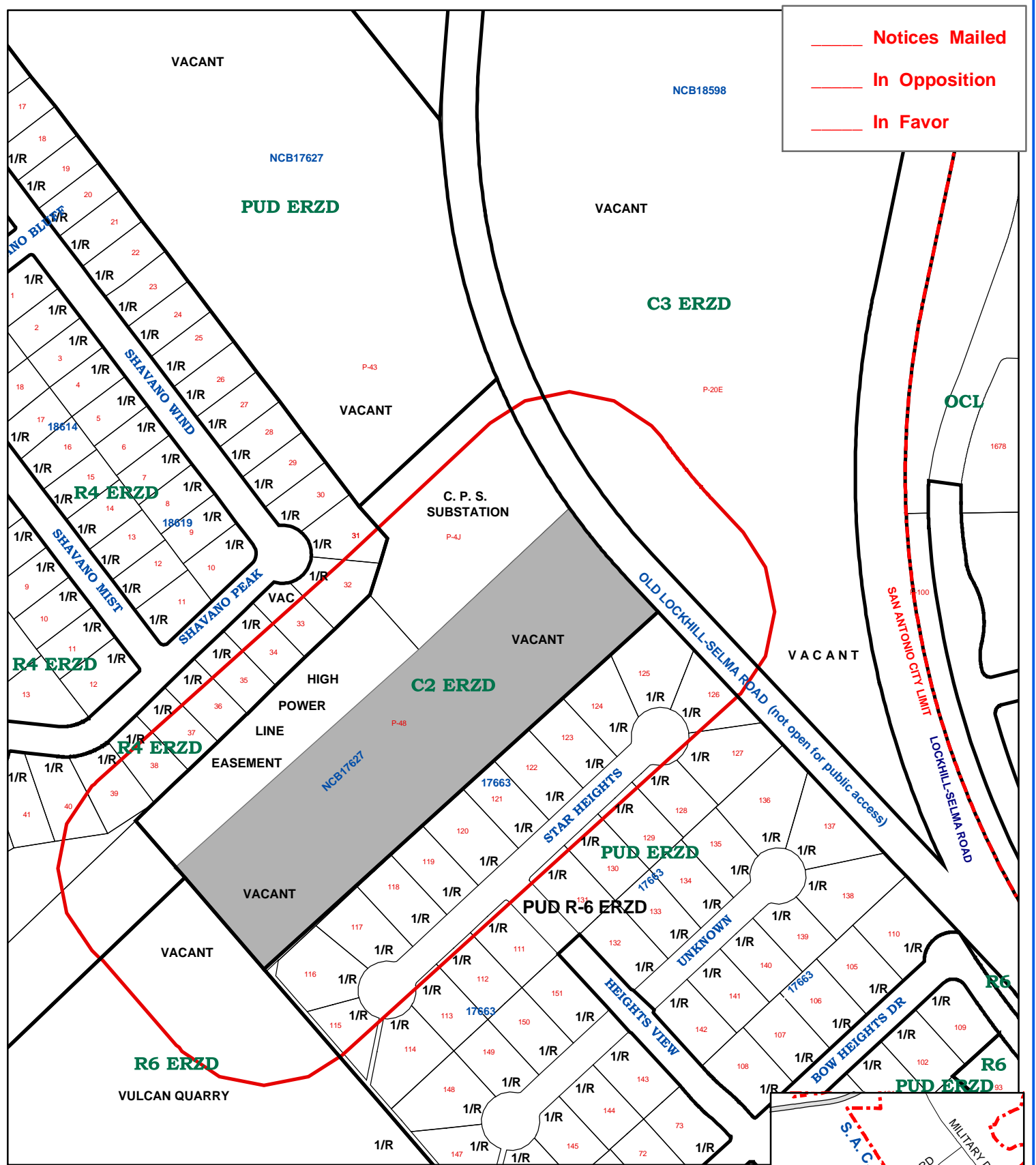
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is adjacent to "C-2 ERZD" Commercial Edwards Recharge Zone District to the northwest (CPS substation), "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to the southwest (Vulcan Quarry), "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District to the southeast and "C-3 ERZD" Commercial Edwards Recharge Zone District across Old Lockhill-Selma Road to the northeast. Access will be from Lockhill-Selma Road (See attached exhibit map). The "C-2 NA ERZD C S" Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for a mini-storage facility exceeding 2.5 acres would be appropriate considering the location and adjacent land uses. Staff recommends the following conditions: 1. Outside Lighting shall be directed away from the "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District. 2. Landscape screening shall be a Type "D" buffer adjacent the "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District.

CASE MANAGER : Pedro G. Vega 207-7980



ZONING CASE: Z2003-101C S

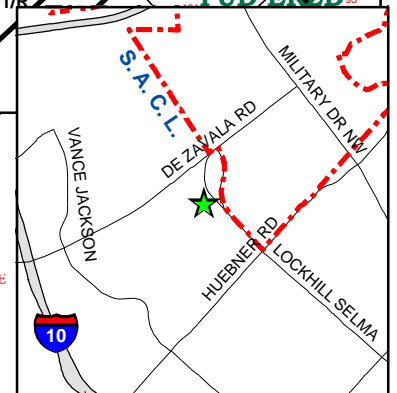
City Council District NO. 8
 Requested Zoning Change
 From: "C-2" To "C-2NA ERZD C S"
 Date: JULY 15, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification

T-10
 p.568
 C-5



C:\APR_16_2002



CASE NO: Z2003104

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 10

Ferguson Map: 518 F8

Applicant Name:

D. Scott Dye, P. E.

Owner Name:

Enrique & Norma Alonso, Clyde B. Goldsmith, Marcella Vazquez, and HOMA, Inc.

Zoning Request: From "R-6 PUD" Residential Single-Family Planned Unit Development District to "RM-4 PUD" Residential Mixed Planned Unit Development District.

Property Location: Lots 1 and 10, Block M, NCB 15715

East side of Anacacho Road between Edgemont and Hereford Streets

Proposal: To construct residential duplexes

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

Subject property is vacant undeveloped land. There is "RM-4" zoning and use abutting subject property to the east. There is also "RM-4" zoning and use across Edgemont Drive, and Anacacho Street to the north and west respectively. The requested zoning is compatible with the residential zonings and use in the neighboring community, and will have no adverse effect on them.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

CASE NO: Z2003106

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Continuance from June 17, 2003

Council District: 1

Ferguson Map: 616 F3

Applicant Name:

Chuck Christian

Owner Name:

United Mortgage Trust

Zoning Request: From "R-6 RIO-2" Residential Single Family River Overlay District to "O-1 RIO-2" Office River Overlay District.

Property Location: Northwest 42 feet of Lots 7 and 8, and Southwest 14.7 feet of Lots 1 and 2, NCB 1003
212 McLane Street

Proposal: To operate a small law office

Neigh. Assoc. Tobin Hill Neighborhood Association, and Tobin Hill Residents Association

Neigh. Plan Tobin Hill Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The requested zoning is in alignment with the Tobin Hill Neighborhood Plan that supports commercial development at subject location. Subject property is a vacant single-family residential structure. There is "C3-NA" zoning to the west of subject property, and across Newell Avenue to the north.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

CASE NO: Z2003107

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 3

Ferguson Map: 682 D1

Applicant Name:

Gene Sergio Rodriguez

Owner Name:

Gene Sergio Rodriguez

Zoning Request: From "C-2NA" Commercial Non-Alcoholic Sales District to "C-3" Commercial District.

Property Location: Lot 21, Block 172, NCB 9456

3505 Pleasanton Road

Southwest corner of Amber Place East and Pleasanton Road

Proposal: To use the existing commercial building as a party house/reception hall for weddings, conventions, exhibit shows, church meetings, debuts and dances.

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for a Banquet and exhibit center on 3505 Pleasanton Road. The analysis is in compliance with TIA 91700.

Staff Recommendation:

Denial.

The existing use of the property is a vacant commercial building. The property fronts on Pleasanton Road, a major arterial. The proposed use is not compatible with the residential development in the area.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2003-107

City Council District NO. 3
 Requested Zoning Change
 From: "C-2NA" To "C-3"
 Date: JULY 15, 2003
 Scale: 1" = 200'

 Subject Property
 200' Notification

T-3
 p.682
 D-1



C:\JUL_1_2003



CASE NO: Z2003108

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 3

Ferguson Map: 651 E1

Applicant Name:

Alejandro & Olga Gonzalez

Owner Name:

Alejandro & Olga Gonzalez

Zoning Request: From "C-2" Commercial District to "R-5" Residential Single- Family District.

Property Location: Lot 18 and the west 21 feet of Lot 19, Block 22, NCB 3197

1536 Kayton

Corner of Kayton and Elgin Avenue

Proposal: To construct a single-family residential structure.

Neigh. Assoc. Sunny Slope Neighborhood Association

Neigh. Plan None

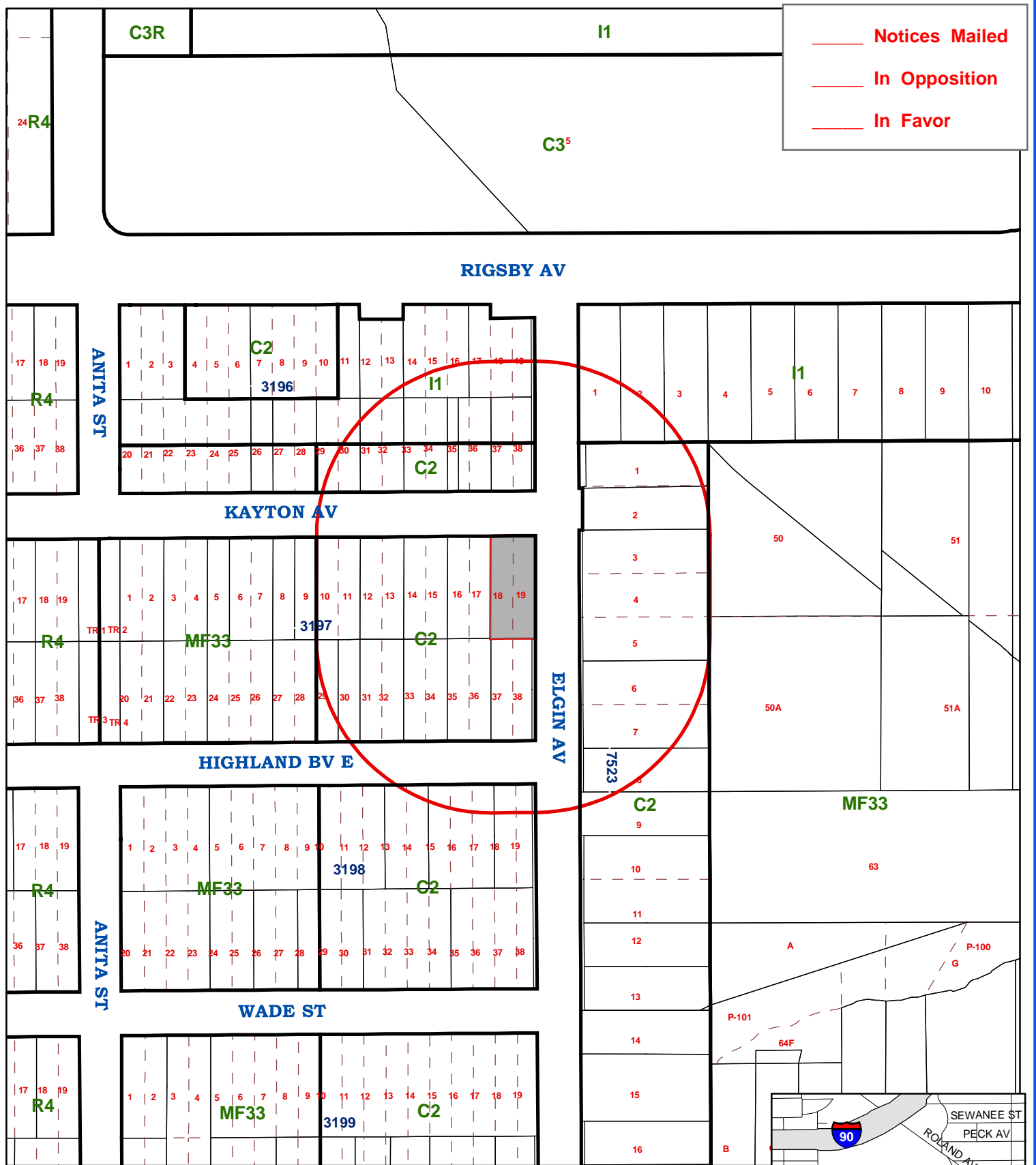
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

Subject property is vacant land with residential zoning to the west and northwest. There is also commercial and residential zoning to the east. There is nonconforming single-family residential use to the north, east, and west of the property in question. The requested zoning is compatible with existing residential use in the area, and will have no adverse impact on the neighboring community.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876



ZONING CASE: **Z2003-108**

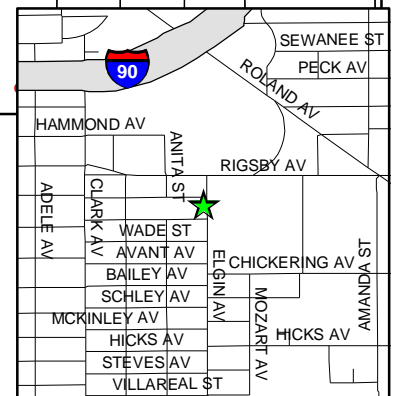
City Council District NO. 3
 Requested Zoning Change
 From: "C-2" To "R-5"
 Date: JULY 15, 2003
 Scale: 1" = 150'

Subject Property
 200' Notification

T-10
 p.568
 C-5



C:\JUL_1_2003



CASE NO: Z2003109

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 8

Ferguson Map: 513 E5

Applicant Name:

Maria E. Crabtree

Owner Name:

Maria E. Crabtree

Zoning Request: From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MF-25 ERZD" Multi-Family Edwards Recharge Zone District.

Property Location: Lot 15, Block 3, NCB 14758

7504 Green Glen Drive

Proposal: To construct four townhouse units

Neigh. Assoc. Hills & Dales

Neigh. Plan None

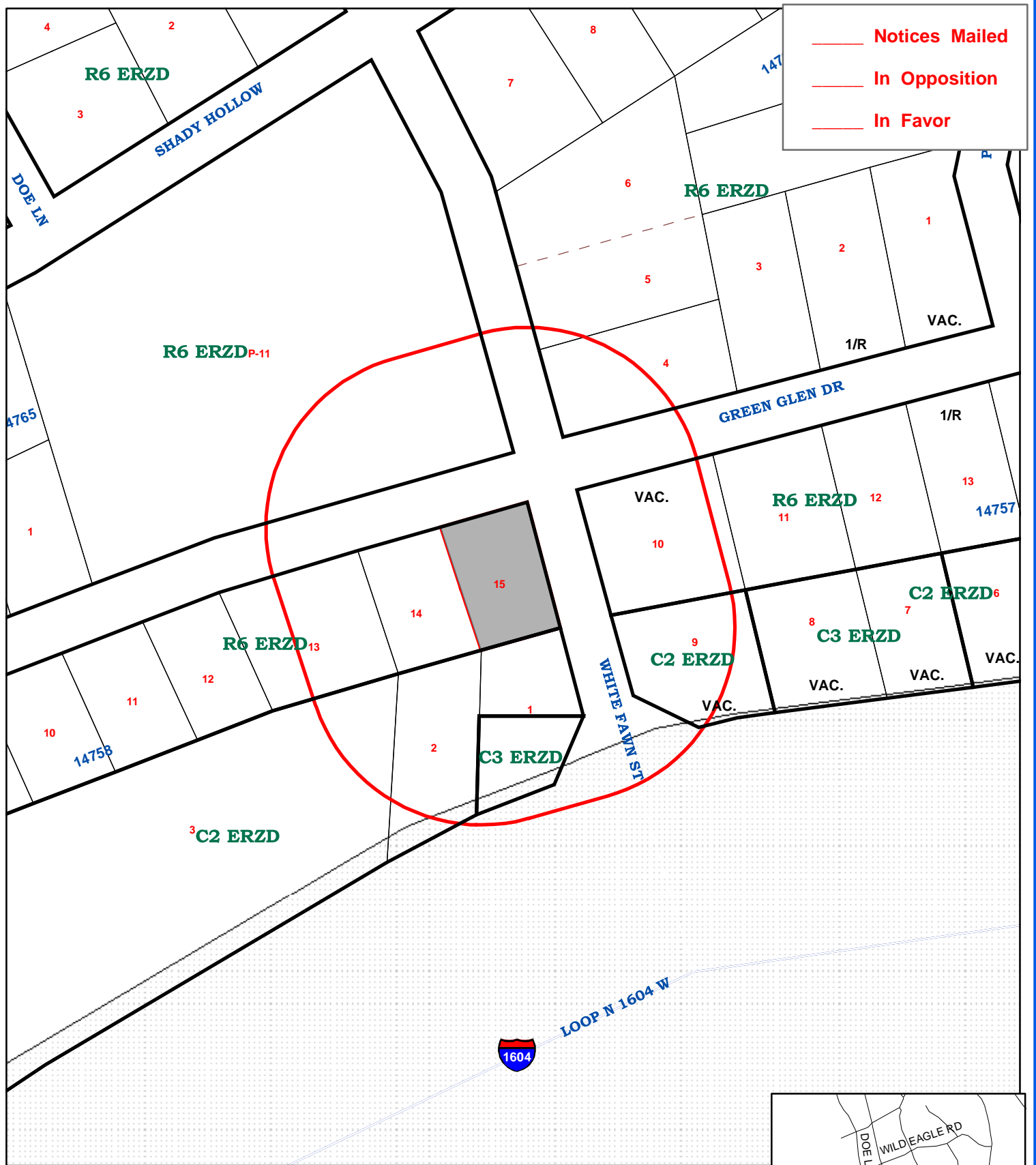
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The property in question is vacant, undeveloped land that abuts "R-6 ERZD" zoning to the west, and across Green Glen Drive to the north. There is also "R-6 ERZD" zoning across White Dawn Drive to the east. Subject property abuts "C-2 ERZD" zoning to the south. The requested "MF-25 ERZD" zoning is incompatible with the zoning scheme of the area.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876



ZONING CASE: Z2003-109

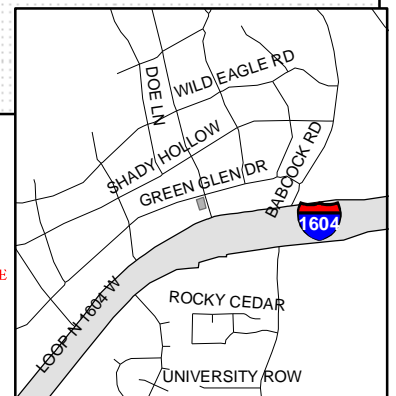
City Council District NO. 8
 Requested Zoning Change
 From: "R-6 ERZD" To "MF-25 ERZD"
 Date: JULY 15, 2003
 Scale: 1" = 150'

 Subject Property
 200' Notification

T-8
p.513
E-5



C:\JUL_7_2003



CASE NO: Z2003110

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 2

Ferguson Map: 652 D2

Applicant Name:

Charles J. Wilson

Owner Name:

Rohmann Services, Inc. Brooks, AFB

Zoning Request: From "R-5" Residential Single-Family District to "C-1" Commercial District.

Property Location: Lot 9, Block 1, NCB 10768 and South 12 feet of the east 132 feet of Lot 11, Block 1, NCB 10768

319 Sinclair Road

Property located 132 feet west of South WW White Road on Sinclair Road and 12 feet

Proposal: Demolish current edifice and erect new business facility for business use

Neigh. Assoc. Comanche Neighborhood Association (within 200 feet)

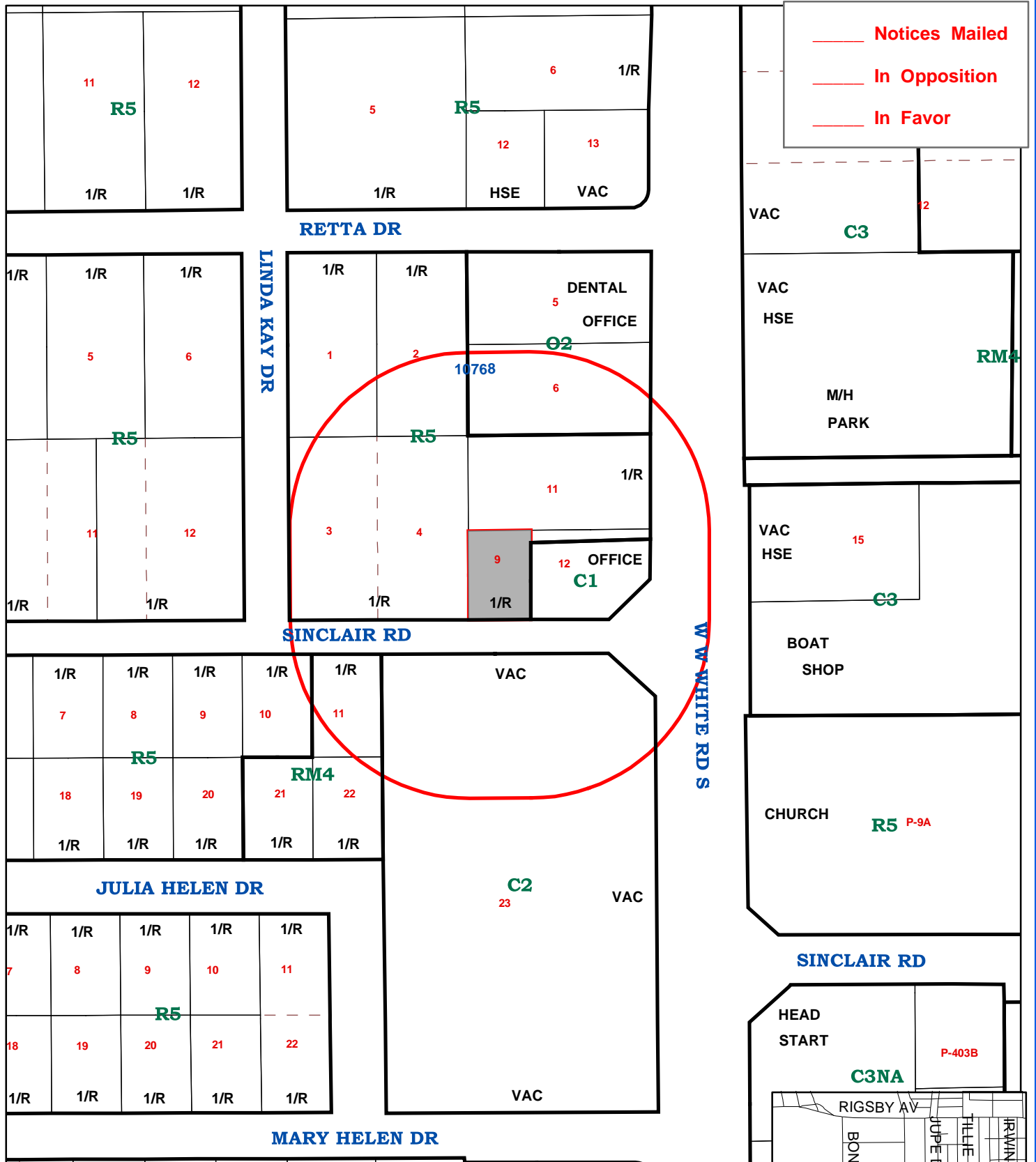
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

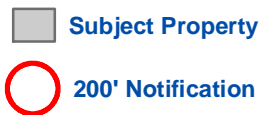
Approval. Applicant owns adjacent property immediately east of subject property off of WW White Road. Adjacent property possesses a "C-1," Commercial District designation. "R-5," Residential Single-Family Districts are located north and south of subject property. "C-2," Commercial District, exists south of subject property on Sinclair Road. "C-1", Commercial District, exists east of subject property and much "C-3" Commercial District zoning exists along WW White Road. "C-1," designation appropriately accommodates residential neighborhoods and is encouraged as a buffer for "C-2" and "C-3" zones in a residential area. Building size will be limited to 5,000 square feet. Ingress and egress will be from WW White Road.

CASE MANAGER : Mona Lisa Faz 207-7945



ZONING CASE: Z2003-110

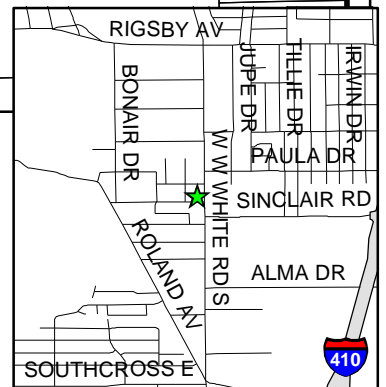
City Council District NO. 2
 Requested Zoning Change
 From: "R-5" To "C-1"
 Date: JULY 1, 2003
 Scale: 1" = 150'



T-18
 D-652
 D-2



C:\JUL_1_2003



CASE NO: Z2003111 C

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 8

Ferguson Map: 548 E5

Applicant Name:

Earl & Brown, P. C.

Owner Name:

Judith N. Morton

Zoning Request: From "R-6" Residential Single-Family District and "R-20" Residential Single-Family District to "R-6 C" Residential Single-Family District with a Conditional Use for an Assisted Living Facility.

Property Location: 6.19 acres of land out of Block 5, NCB 14705

10100 block of Southwell Road

East side of Southwell Road 687.42 feet north of Huebner Road

Proposal: Assisted Living Facility

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

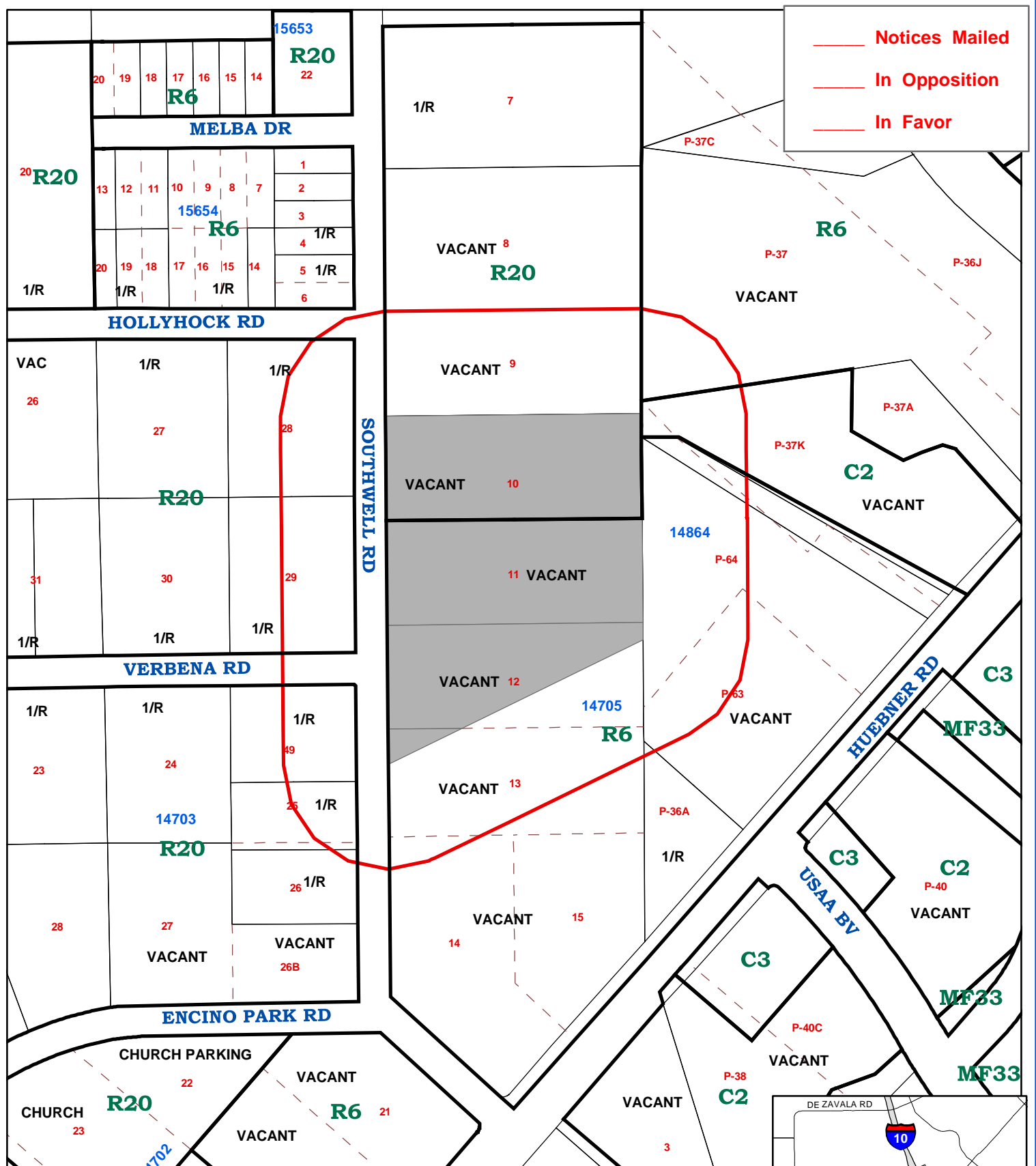
TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approved of "R-20 C" Residential Single-Family District with a Conditional Use for an Assisted Living Facility for Lot 10 and Approval of "R-6 C" Residential Single-Family District with a Conditional Use for an Assisted Living Facility for Lot 11 and a portion of Lot 12 and Lot 13 (6.19 acres). The land use goals outlined in the Oakland Estates Neighborhood Plan indicate a desire to retain the existing zoning. (See attached letter from Neighborhood and Urban Design Division)

(A conditional zoning classification shall run with the land until such time that the zoning is changed or the conditional use granted has been discontinued on the property for a period of twelve (12) months)

CASE MANAGER : Pedro G. Vega 207-7980



ZONING CASE: **Z2003-111 C**

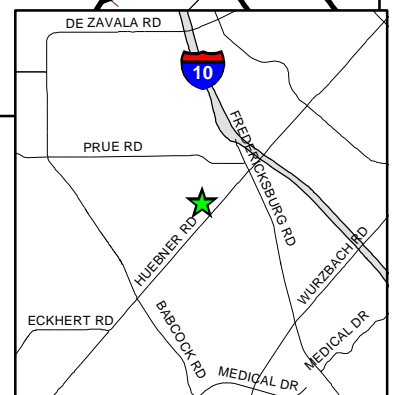
City Council District NO. 8
 Requested Zoning Change
 From: "R-6 and R-20" To "R-6 C"
 Date: JULY 15, 2003
 Scale: 1" = 250'

Subject Property
 200' Notification

T-16
 p.548
 E-5



C:\JUL_1_2003



CASE NO: Z2003112

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 10

Ferguson Map: 553 D2

Applicant Name:

Sage Western Company

Owner Name:

Sage Western Company

Zoning Request: From "R-6" Residential-Single Family District to "R-5" Residential-Single Family District.

Property Location: 10.539 acres out of NCB 15724

12971 Judson Road

Proposal: Proposed Single Family homes

Neigh. Assoc. None

Neigh. Plan None

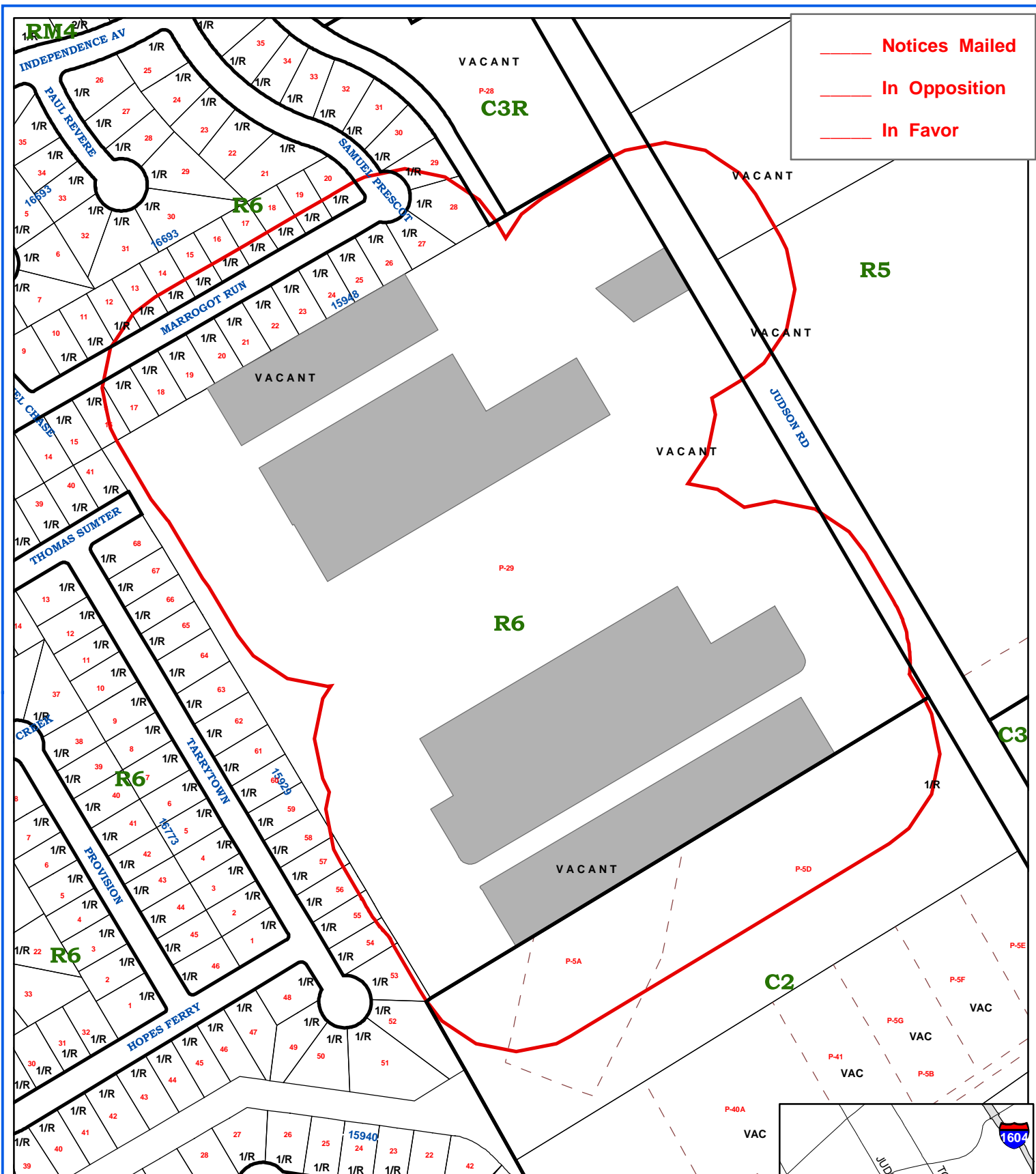
TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property has "C-2" zoning to the south. "R-6" zoning exists to the north, west and there is existing "R-5" to the east.

The rezoning from "R-6" to "R-5" will be compatible with the zoning and uses in the area. The rezoning will allow for continued residential development and will not adversely effect the area.

CASE MANAGER : Richard Ramirez 207-5018



ZONING CASE: **Z2003-112**

City Council District NO. 10
Requested Zoning Change
From: "R-6" To "R-5"
Date: JULY 15, 2003
Scale: 1" = 250'

Subject Property
 200' Notification

T-10
p.553
D-2

C:JUL_1_2003



CASE NO: Z2003113

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 5

Ferguson Map: 649 F4

Applicant Name:

Gabriel Q. Velasquez

Owner Name:

Steve Patel

Zoning Request: From "R-4" Residential Single-Family District to "C-3 R" Commercial District, Restrictive Alcoholic Sales.

Property Location: 0.275 acres out of Lot A8, Block 3, NCB 7933

3840 Nogalitos Street

East of the Nogalitos and Burgess Street intersection

Proposal: To extend the existing "C-3 R" Commercial District, Restrictive Alcoholic Sales to accommodate a carwash and a motel.

Neigh. Assoc. Palm Heights Neighborhood Association (within 200 feet)

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

The subject property is a 0.275 acre L-shaped tract of land situated within an "island" of vacant property on the west boundary of a large residential neighborhood. The rezoning of the subject property will increase the existing "C-3 R" and decrease the existing "R-4" zoning. The applicant wishes to extend the "C-3 R" district to accommodate a carwash and a motel. The applicant intends to develop the remaining "R-4" district with single family homes. The majority of the "C-3 R" district will continue to front Nogalitos Street (a secondary arterial, type B) while the "R-4" district will also continue to front Packard Street and existing residences to the east. Development permitted in a "C-3 R" district will directly serve the surrounding neighborhood residents and the remaining "R-4" zoning will encourage future residential development in the neighborhood.

CASE MANAGER : Christie Chapman 207-8389

CASE NO: Z2003114

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 5

Ferguson Map: 615 E2

Applicant Name:

Ana Lucila Palacios

Owner Name:

Ana Lucila Palacios

Zoning Request: From "R-4" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 31, NCB 6797

1315 Northwest 24th Street

Westside of Northwest 24th Street, 82.80 feet north of West Poplar Street

Proposal: Noncommercial parking lot for adjacent seafood restaurant

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial as requested and Approval of "O-1" Office District. The subject property fronts on Northwest 24th Street a major north and south arterial and adjacent to "R-4" Residential Single-Family District to the north and west (church parking), "C-2" Commercial District to the south, "C-2" Commercial District and "C-1" Commercial District across Northwest 24th Street to the east. The "O-1" Office District will provide an appropriate transition between the existing seafood restaurant to the south and the existing residential single-family homes to the north.

CASE MANAGER : Pedro G. Vega 207-7980

CASE NO: Z2003116

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 1

Ferguson Map: 582 D7

Applicant Name:

Haydn Cutler Company

Owner Name:

Haydn Cutler Company

Zoning Request: From "C-2" Commercial District to "C-3NA" Commercial Non-Alcoholic Sales District.

Property Location: Lots 17 thru 19, Block 3, NCB 3930

1125 West Hildebrand Avenue

Proposal: Allow general automotive repair services

Neigh. Assoc. Beacon Hill (within 200 feet)

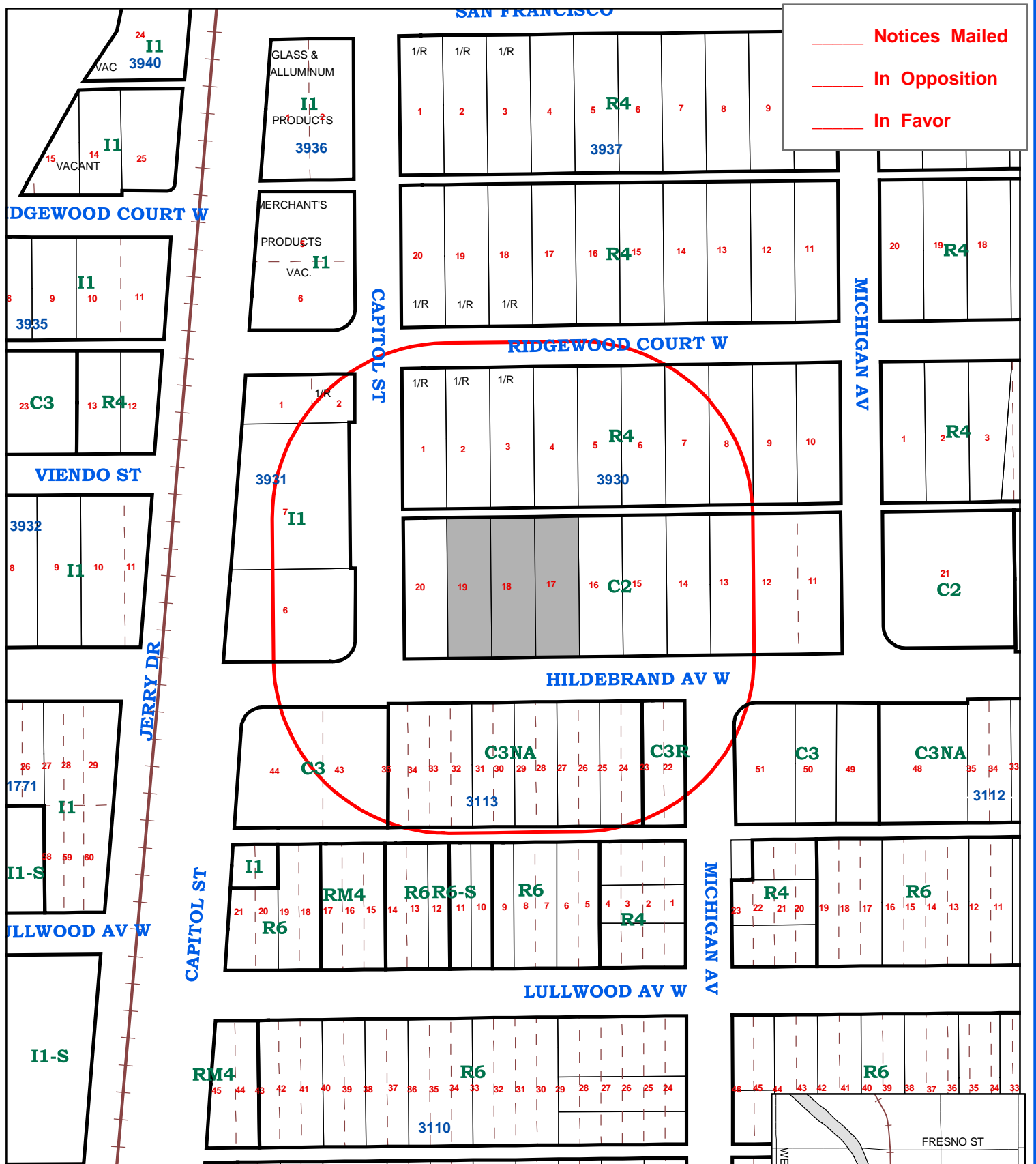
Neigh. Plan None

TIA Statement: Not required

Staff Recommendation:

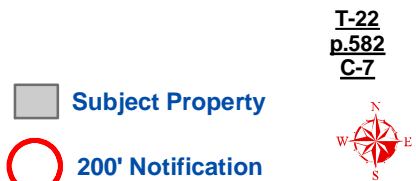
Denial of "C-3NA" Commercial Non-Alcoholic Sales District and approval of "C-2 C" Commercial District with conditional use for automotive repair. "C-2 C" Commercial District, would require the following conditions: a) six (6) foot wooden fence north of property, b) no ingress or egress to alley north of property, c) all auto repair must be contained within the facility.

CASE MANAGER : Mona Lisa Faz 207-7945



ZONING CASE: **Z2003-116**

City Council District NO. 1
 Requested Zoning Change
 From: "C-2" To "C-3NA"
 Date: JULY 15, 2003
 Scale: 1" = 150'



CASE NO: Z2003117

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 2

Ferguson Map: 583 C8

Applicant Name:

James S. Calvert

Owner Name:

Mary Anita Dittmar Calvert

Zoning Request: From "R-4" Residential Single-Family District to "RM-4" Residential Mixed District.

Property Location: Lots 12, 13, and 14, Block 1, NCB 6524

422 Pershing Avenue

Proposal: To accommodate triplex useage.

Neigh. Assoc. Mahncke Park

Neigh. Plan Mahncke Park Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The proposed zone change is not consistent with the Mahncke Park Neighborhood Plan. The plan recommends urban single-family residential at this location which permits single-family homes, duplexes and accessory dwelling units. The property abuts "R-4" zoning and single-family uses to the west, east, and south. There is "R-4" zoning across Pershing Avenue to the north of the property in question, occupied by the San Antonio Country Club. The requested zoning and use for subject property is not compatible with the single-family uses in the neighboring area.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2003-117

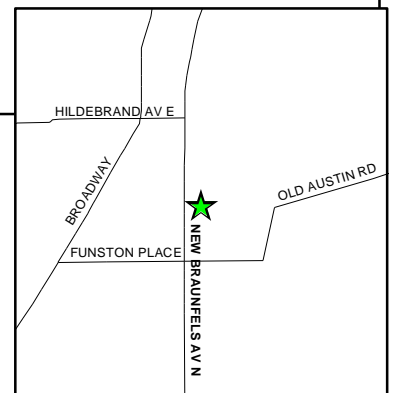
City Council District NO. 2
 Requested Zoning Change
 From: "R-4" To "RM-4"
 Date: JULY 15, 2003
 Scale: 1" = 150'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

T-17
 p.583
 C-8



C:\JUL_15_2003



CASE NO: Z2003118 S

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 9

Ferguson Map: 517 D5

Applicant Name:

Tracy Tommack, DVM

Owner Name:

Steinreal Corporation

Zoning Request: From "C-3 ERZD" Commercial District Edwards Recharge Zone District to "C-3 S ERZD" Commercial District with Special Use Authorization for a Veterinary Hospital - Small Animal (No Outside Runs, Pens and Paddocks Permitted) Edwards Recharge Zone District.

Property Location: The southeast 130.34 feet of Lot 131, Block 4, NCB 16125
2250 Thousand Oaks, Suite 100 - 102

Proposal: To permit a veterinary hospital

Neigh. Assoc. Bluffs of Henderson Pass Neighborhood Association and within 200 feet: Thousand Oaks Neighborhood Assoc and the Thousand Oaks Racquetball and Fitness N.A.

Neigh. Plan None

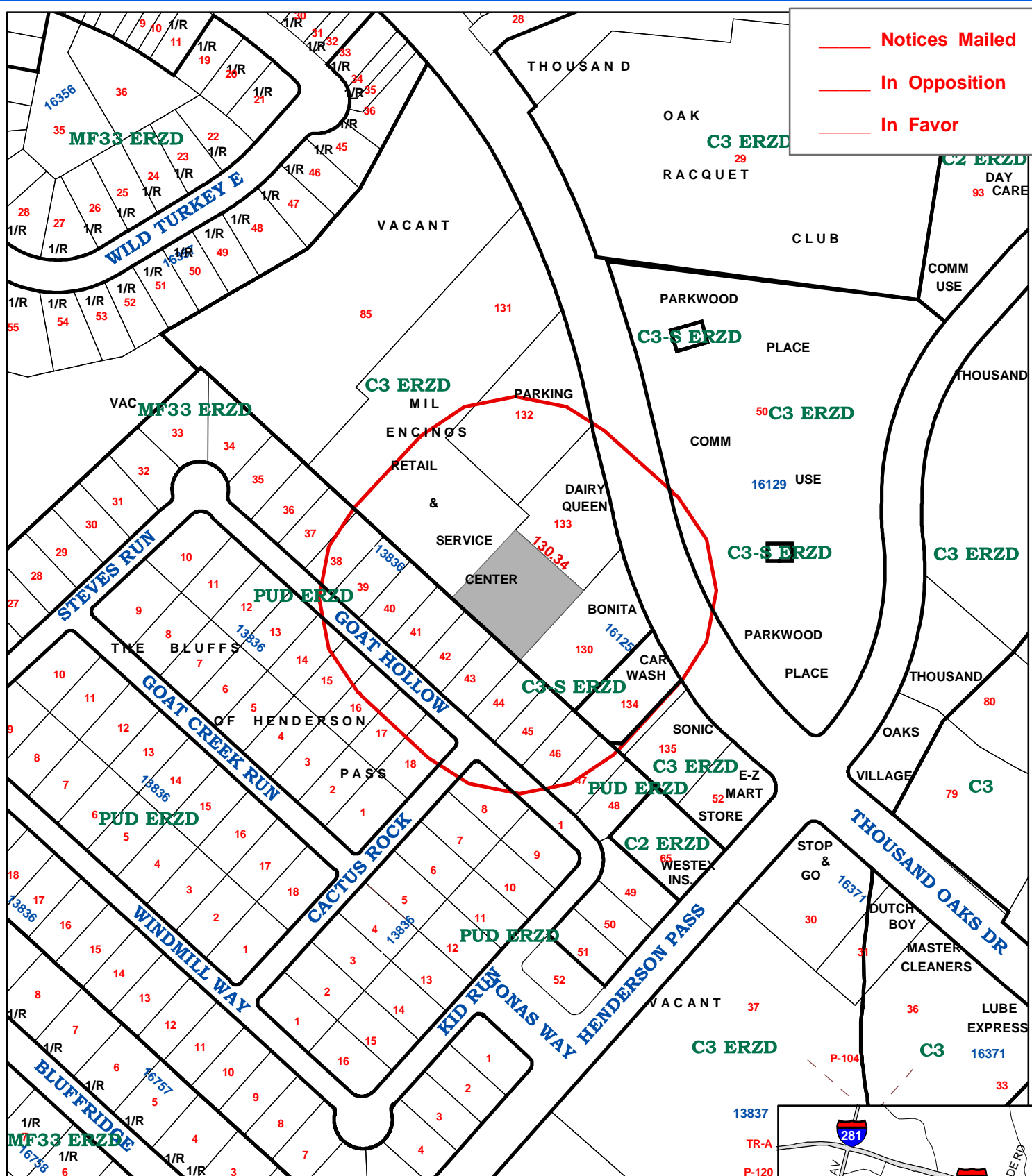
TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The property is presently zoned "C-3 ERZD". The request for "C-3 S ERZD" is to permit an animal hospital at this location. The following conditions are required:

- a. Building shall comply with all requirements of the City of San Antonio Noise Ordinance.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2003-118 S

City Council District NO. 9
 Requested Zoning Change
 From: "C-3 ERZD" To "C-3 S ERZD"
 Date: JULY 15, 2003
 Scale: 1" = 150'

Subject Property
 200' Notification

T-9
 p.517
 D-5
 N
 W E
 S
 C:\JUL_15_2003



CASE NO: Z2003119

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 6

Ferguson Map: 579 B6

Applicant Name:

Medallion, Ltd.

Owner Name:

Medallion, Ltd.

Zoning Request: From "C-3" Commercial District to "PUD R-5," Planned Unit Development Residential Single-Family District.

Property Location: 2.434 acres of NCB 18820

18820 Block of Culebra Road

438 feet southwest of Westover Hills Boulevard on Culebra Road

Proposal: Development of single-family residence neighborhood

Neigh. Assoc. None

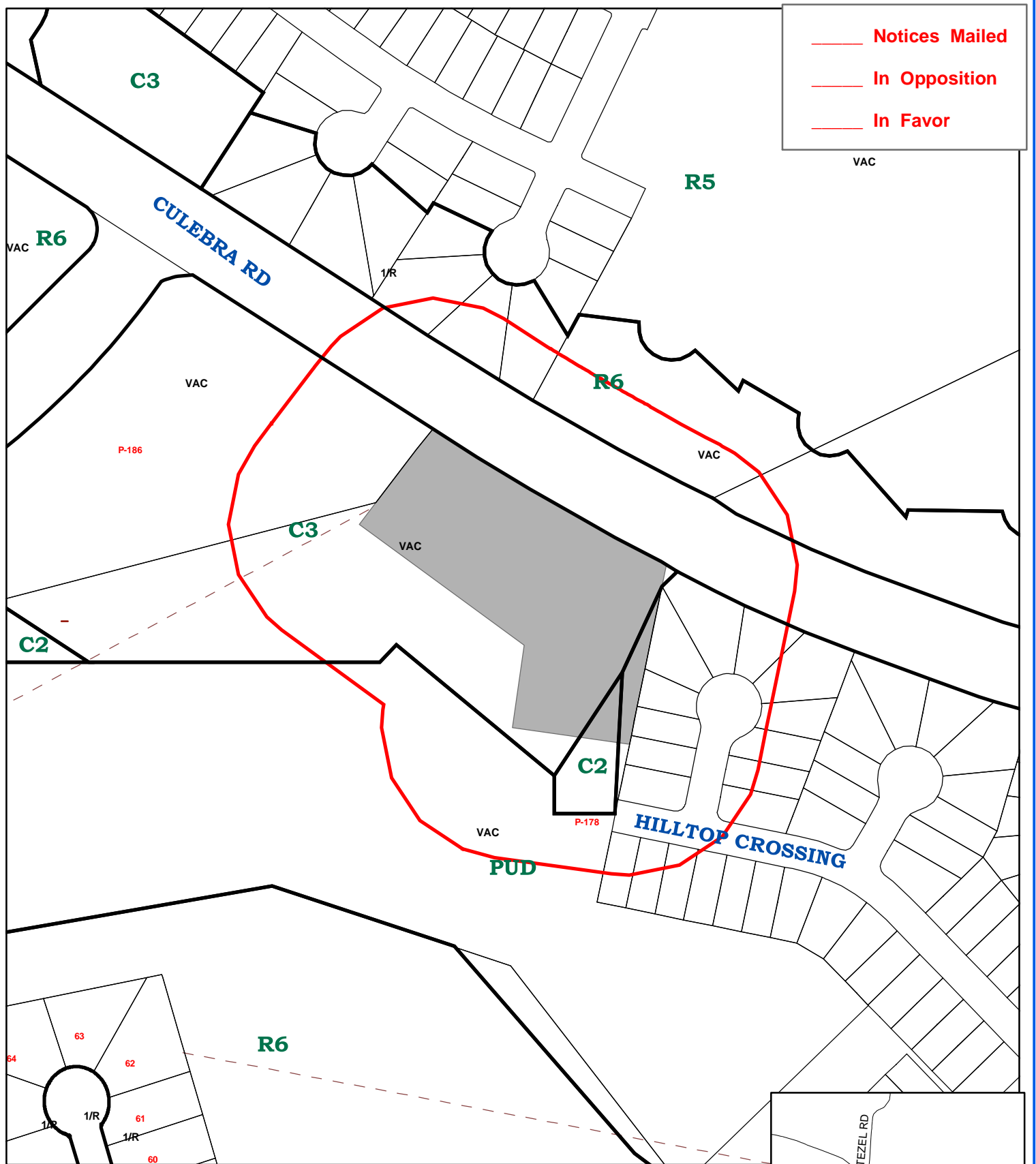
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Surrounding area is zoned "PUD R-5," Planned Unit Development Residential Single-Family District. Zoning request is compatible with surrounding property.

CASE MANAGER : Mona Lisa Faz 207-7945



ZONING CASE: Z2003-119

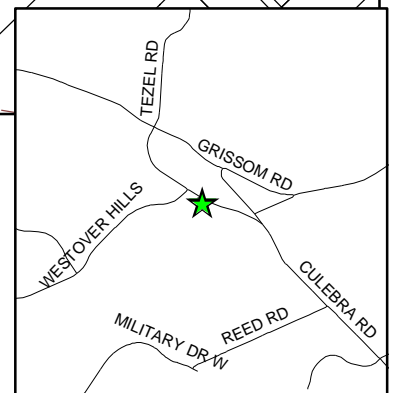
City Council Change NO. 6
 Requested Zoning Change
 From: "C-3" To "PUD R-5"
 Date: JULY 15, 2003
 Scale: 1" = 200'



T-16
 p.579
 A-5



C:\JUL_15_2003



CASE NO: Z2003120

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 10

Ferguson Map: 552 C6

Applicant Name:

City of San Antonio, Historic Preservation
Office

Owner Name:

Harry S. Affleck, Jr. and Ethel Affleck Johnson

Zoning Request: To designate Historic significant

Property Location: Lot 20, Block 5, NCB 13993
9501 - 9505 Perrin Beitel Road

Proposal: To designate Historic Significant
Neigh. Assoc. None

Neigh. Plan None

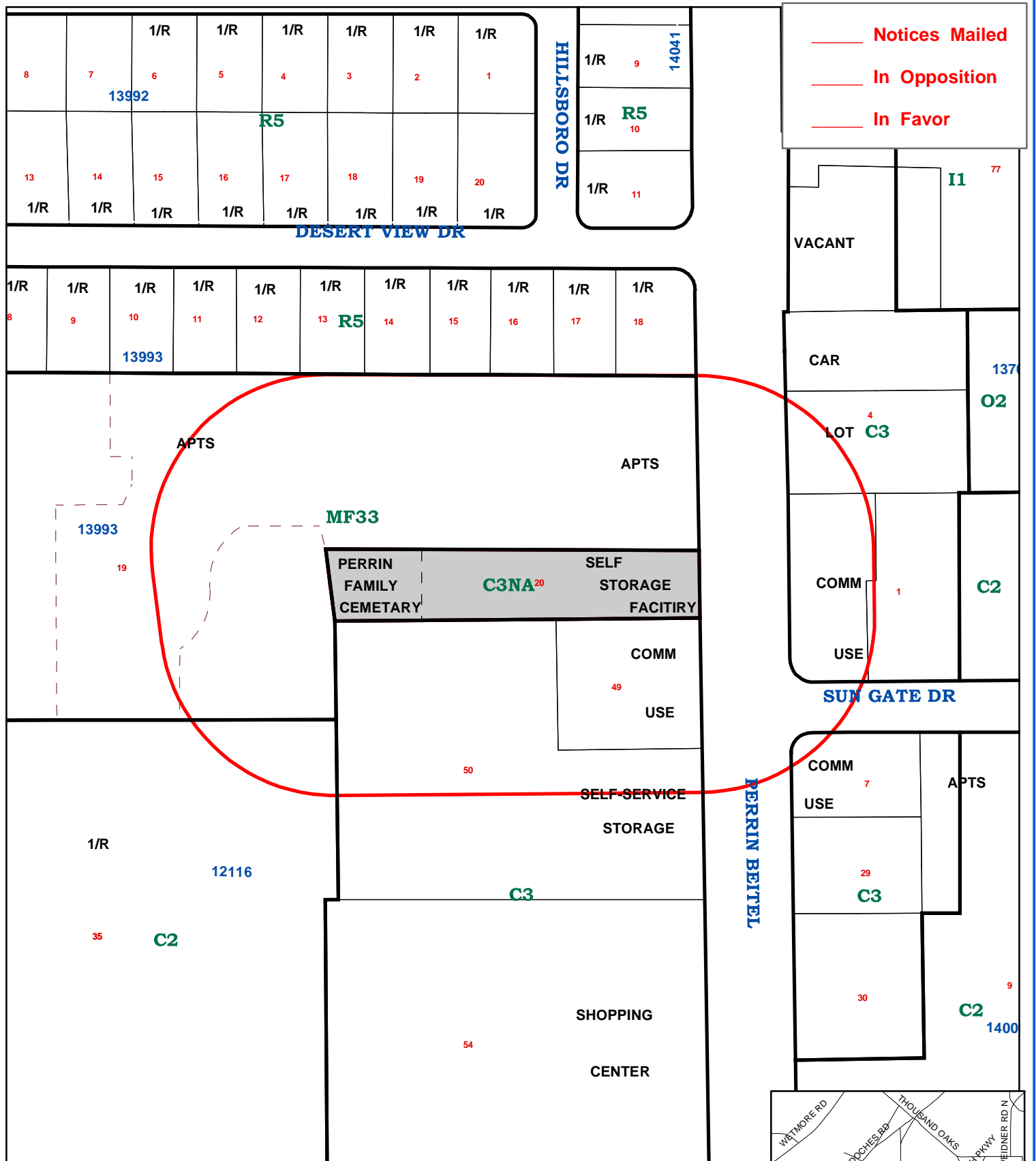
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The property in question is a family cemetery. On June 4, 2003 the Historic and Design Review Commission recommended a finding of historic significance for the property in question. The aforementioned property meets the landmark designation criteria requirements of section 35-607 of the 2001 Unified Development Code.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876



ZONING CASE: Z2003-120

City Council District NO. 10
 Requested Zoning Change
 To "Designate Historic Significant"
 Date: JULY 15, 2003
 Scale: 1" = 150'

Subject Property
 200' Notification

T-10
 p.552
 C-6



C:\JUL_15_2003



CASE NO: Z2003121

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 10

Ferguson Map: 552 C6

Applicant Name:

City of San Antonio, Historic Preservation
Office

Owner Name:

Berlee Lumber Co., Inc.

Zoning Request: To designate property "HS" Historic, Significant

Property Location: Lot 35, NCB 12116

4101 Swan's Landing

On the north side of Swan's Landing, west of Perrin Beitel Road

Proposal: To designate subject property and existing structure as historically significant

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: Traffic Impact Analysis not required.

Staff Recommendation:

Approval.

On March 5, 2003, the Historic and Design Review Commission (HDRC) recommended a finding of historic significance for the subject property. The house on the subject site qualifies as a City of San Antonio Landmark according to the following criteria of the Historic Preservation and Urban Design Section of the UDC: (35-607, B-1), (35-607, B-3), (35-607, B-5), (35-607, C-1c), (35-607 C-1d), (35-607 C-1e), and (35-607, C-2a).

CASE MANAGER : Trish Wallace 207-0215

CASE NO: Z2003122

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 10

Ferguson Map: 552 D4

Applicant Name:

Maverick Oil Co., Inc.

Owner Name:

Maverick Oil Co., Inc. (Jeannie C.Ball)

Zoning Request: From "MF-33" Multi Family District and "R-6" Residential Single Family District to "RM-4" Residential Mixed District.

Property Location: 8.998 acre tract of land out of NCB 14943

Eastside of Naco-Perrin Boulevard

Eastside of Naco-Perrin Boulevard between El Sendero Drive and Capotillo Drive

Proposal: Two-family dwellings

Neigh. Assoc. The Hills of North Park Neighborhood Association

Neigh. Plan None

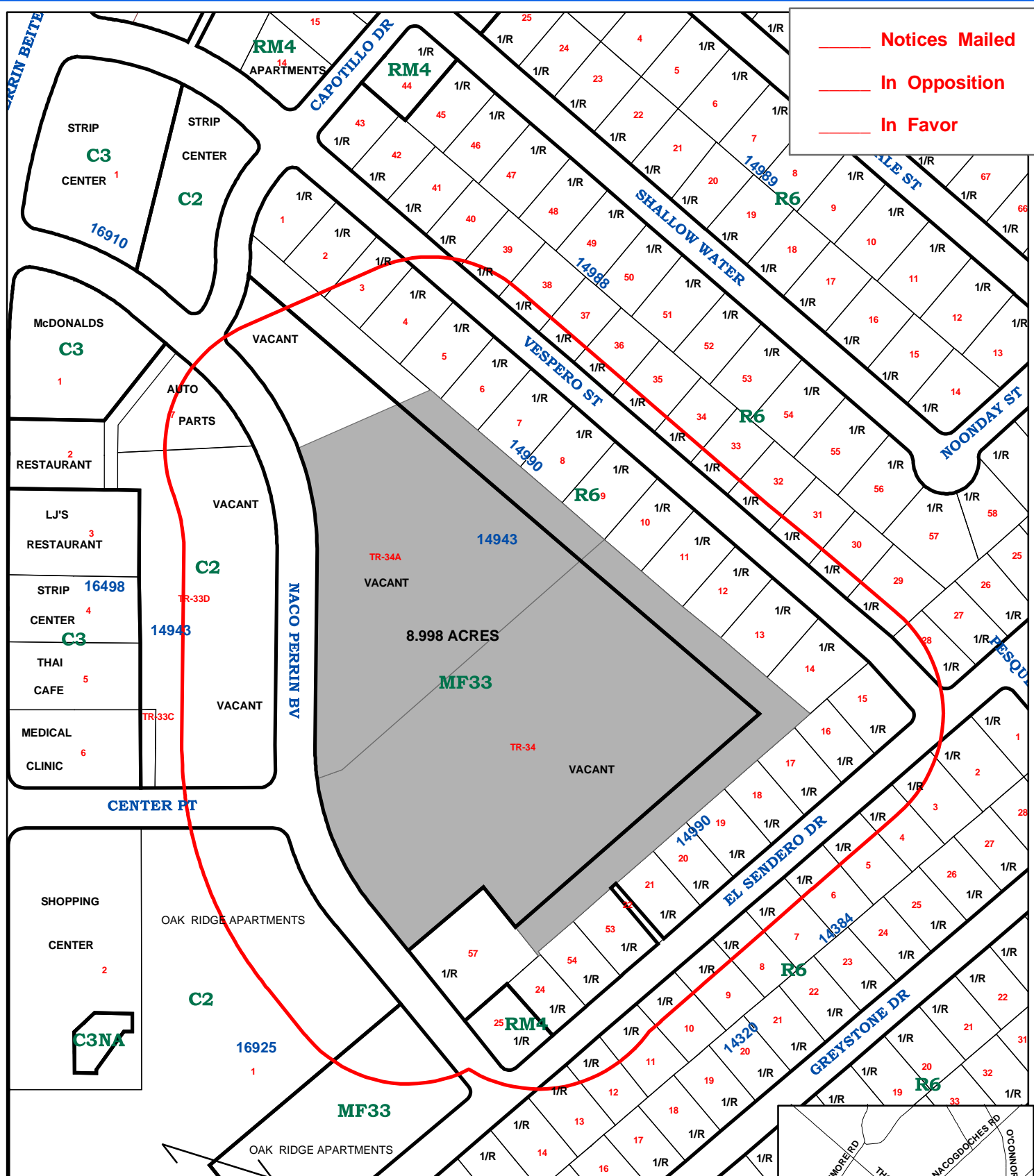
TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is vacant and undeveloped and adjacent to "R-6" Residential Single-Family District to the northeast and southeast, "C-2" Commercial District across Naco-Perrin Boulevard to the west and "C-3" across Naco-Perrin Boulevard Commercial District to the northwest. The "RM-4" Residential Mixed District would be appropriate at this location. The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community.

The existing "MF-33" Multi-Family District will allow a maximum density of up to 33 units per acre. The "RM-4" Residential Mixed District will allow a maximum density of up to 11 units per acre.

CASE MANAGER : Pedro G. Vega 207-7980



ZONING CASE: **Z2003-122**

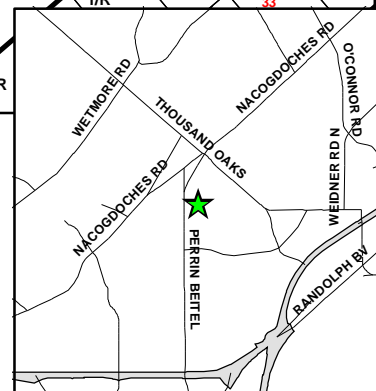
City Council District NO. 10
Requested Zoning Change
From: "MF-33 and R-6" To "RM-4"
Date: JULY 15, 2003
Scale: 1" = 200'

Subject Property
 200' Notification

T-10
p.552
D-4



C:\JUL_15_2003



CASE NO: Z2003123

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 8

Ferguson Map: 480 C7

Applicant Name:

Kim McCarthy

Owner Name:

Jeanie Wyatt

Zoning Request: From "R-20" Residential Single-Family District to "NC" Neighborhood Commercial District.

Property Location: Lot 5, Block D, NCB 35936

20215 Tejas Trail West

Northeast corner of Tejas Trail West and Camp Bullis Road

Proposal: Operate hair salon

Neigh. Assoc. None

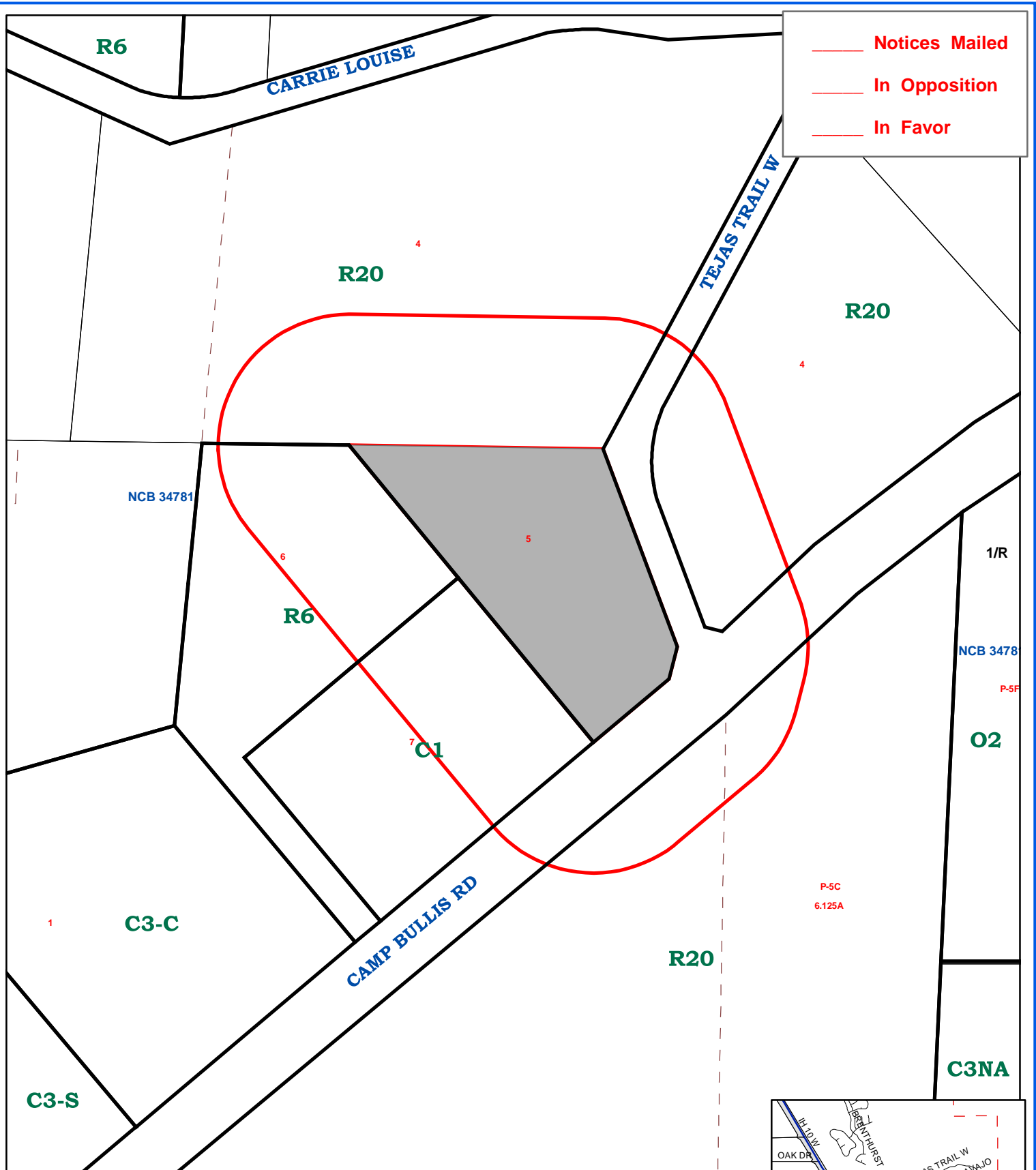
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

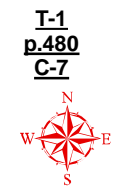
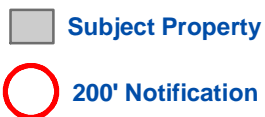
Approval. Subject property adjacent to lots zoned "R-20" to the north, east and south, and by "R-6" Residential District and "C-1" Commercial District to the west. "NC" Neighborhood Commercial Districts will assimilate adjacent "C-1" zoning into neighborhood. Design standards for "NC" properly ensure compatibility with a residential neighborhood.

CASE MANAGER : Mona Lisa Faz 207-7945

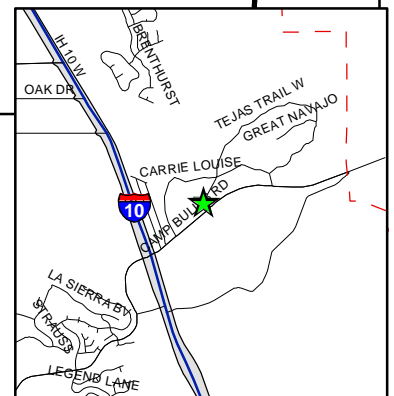


ZONING CASE: Z2003-123

City Council District NO. 8
Requested Zoning Change
From: "R-20" To "NC"
Date: JULY 15, 2003
Scale: 1" = 200'



C:\JUL_15_2003



CASE NO: Z2003124

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 6

Ferguson Map: 612 E3

Applicant Name:

Oscar Garcia, Jr.

Owner Name:

Oscar Garcia, Jr., Trustee of The Oscar Garcia, Jr.
revocable Living Trust Agreement

Zoning Request: From "R-6" Residential Single Family District to "C-3R" Commercial Restrictive Alcoholic Sales.

Property Location: Lot P-2M, NCB 34393

9865 Potranco Road

Northeast corner of Potranco Road and N. Ellison Drive

Proposal: To allow a car wash, retail center and office/storage complex.

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The property is located near the intersection of two arterials, Potranco Road and North Ray Ellison Drive. This is an appropriate location for a commercial node. "C-3 R" will permit the development of a neighborhood center adjacent to the existing service station without introducing on-site consumption of alcoholic beverages. The proposed zoning is compatible with adjacent zoning.

CASE MANAGER : Fred Kaiser 207-7942

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: **Z2003-124**

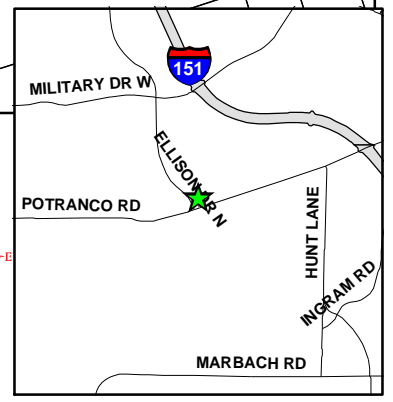
City Council District NO. 6
 Requested Zoning Change
 From: "R-6" To "C-3R"
 Date: JULY 15, 2003
 Scale: 1" = 200'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

T-15
 p.612
 E-3



C:\JUL_15_2003



CASE NO: Z2003125 C

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 5

Ferguson Map: 615

Applicant Name:

City of San Antonio

Owner Name:

Multiple Property Owners

Zoning Request: From "MF-33" Multi-Family District, "C-2 NA" Commercial Nonalcoholic Sales District and "I-1" General Industrial District to "R-4" Residential Single-Family District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "R-6 C" Residential Single-Family District with a Conditional Use for a Duplex, and "R-6 C" Residential Single-Family District with a Conditional Use for An eight (8) unit apartment building, "R-6 C" Residential Single-Family District with a Conditional Use for a nine (9) unit apartment building, "R-6 C" Residential Single-Family District with a Conditional Use for Twelve (12) unit apartment complex.

Property Location:

An area bound by Culebra Street to the north, San Joaquin to the east, Commerce Street to the south, and 36th Street and Esmerelda to the west.

Proposal: To protect the established residential single-family neighborhood.

Neigh. Assoc. Memorial Heights Neighborhood Association and Prospect Hill NA, Westlawn NA, Loma Park NA, Third World NA within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The vast majority of the subject properties contain residential single-family homes inappropriately zoned for multi-family, commercial and industrial uses allowing detrimental land use conflicts for property owners. Currently, neighbors have the legal right to develop and operate high-density multi-family dwellings directly adjacent to established single-family homes. It is imperative to rezone the subject properties to protect the established residential single-family neighborhood. The rezoning of the subject properties to residential single-family would discourage the encroachment of multi-family development into the neighborhood and promote future and continued ownership of single-family homes in the neighborhood.

CASE MANAGER : Christie Chapman 207-8389

CASE NO: Z2003126 C

Final Staff Recommendation - Zoning Commission

Date: July 15, 2003

Council District: 8

Ferguson Map: 514 B7

Applicant Name:

City of San Antonio

Owner Name:

Northside Independent School District

Zoning Request: From "C-2" Commercial District to "C-2 C" Commercial District with a Conditional Use for a Bus Maintenance Transportation Facility.

Property Location: 51.755 acre tract of land out of NCB 14890

6400 Block of Hausman Road

Northside of Hausman Road

Proposal: Bus Maintenance Transportation Facility for the Northside Independent School District

Neigh. Assoc. Regency Meadow Association

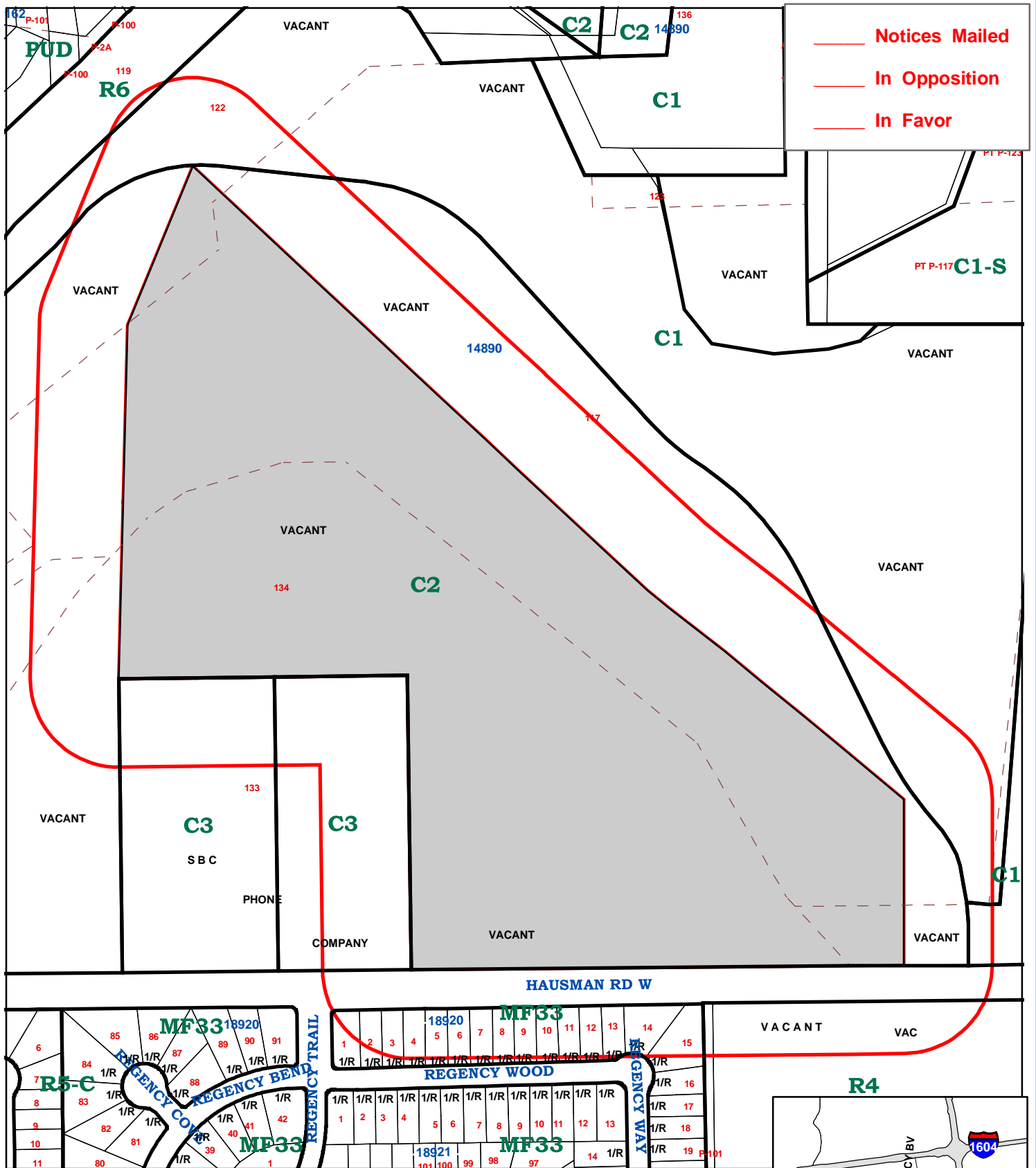
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property fronts Hausman Road a major arterial and adjacent to "C-1" Commercial District to the north, "C-2" Commercial District to the east and west, "C-3" Commercial District to the southwest, "MF-33" Multi-Family District and "C-2" Commercial District across Hausman Road to the south. The "C-2 C" Commercial District with a Conditional Use for a Bus Maintenance Transportation Facility would be appropriate at this location while providing a needed facility for the Northside Independent School District.

CASE MANAGER : Pedro G. Vega 207-7980



ZONING CASE: Z2003-126 C

City Council District NO. 8
 Requested Zoning Change
 From: "C-2" To "C-2 C"
 Date: JULY 15, 2003
 Scale: 1" = 350'

Subject Property
 200' Notification

T-16
 p.514
 B-7



C:\JUL_15_2003

